City of Seattle

Department of Planning & Development
D. M. Sugimura, Director

DESIGN REVIEW

DESIGN GUIDANCE
STREAMLINED DESIGN REVIEW

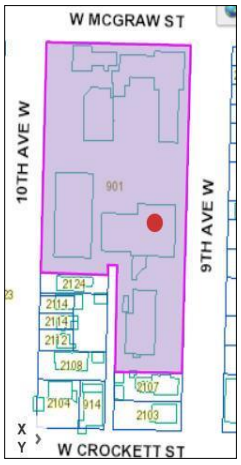
Project Number:	3020595
Address:	901 West McGraw Street
Applicant:	Brian Wulfestieg
Date of Report:	Wednesday, July 08, 2015
DPD Staff:	Bruce P. Rips

SITE & VICINITY

Site Zone: Multi-family Lowrise One (LR1)

Nearby Zones: The Lowrise One zone extends west from the property to 12th Ave W and Gilman Drive W., east to the alley between Seventh Ave W. and Eighth Ave W, and south to W. Howe St. then jogs southward to W. Blaine St. The zoning classification shifts to Single Family 5000 (SF 5000) north of W. McGraw St.

Lot Area: 107,997 square feet (approximately 2.5 acres) on a half-block, panhandle shaped site.



Current Development:

Six existing one and three-story institutional buildings comprise the former Seattle Children's Home, plus two surface parking lots and landscaped courts. A 2-story 'cottage' building from circa 1915 occupies the northwest corner of the parcel.

Surrounding Development and Neighborhood Character:

The multi-family lowrise neighborhood, comprised mostly single-family homes, also has townhouses and multi-family structures. There are two small neighborhood commercial zones within walking distance to the east and south. West sloping topography, large trees and older turn of the 19th century homes

characterize the vicinity. Single-family houses with detached garages occupy the rest of the block and alley to the south.

Access:

The half-block site fronts onto three streets, Ninth Ave. W., 10th Ave. W. and W. McGraw St., which all provide pedestrian access. Currently vehicular access occurs from 9th and 10th Avenues as well as the north/south oriented alley from W. Crockett St. An unimproved alley begins at 10th Ave W. and runs perpendicular to the north-south alley.

Environmentally Critical Areas:

ECA Steep Slope. The site descends approximately 43 feet overall from the northeast street corner to the southwest property corner. The city mapped three areas of steep slope along the north/south bound alley and partially in the western half of the site.

PROJECT DESCRIPTION

The proposal is for three-story residential row houses and townhouses (in 15 new structures), with a total of 58 units. One existing structure (McGraw Cottage) is to remain and contain two proposed residential units. Parking for 103 vehicles is to be provided within the structures.

BACKGROUND

The proponent submitted an Early Design Guidance (EDG) application in October 2013. Two EDG meetings ensued. After receiving Design Review Board guidance, the proponent applied for a Master Use Permit (MUP) with design review and State Environmental Protection Act (SEPA) components in June 2014.

During the department's review of the MUP application, Toll Brothers (the applicant) decided to withdraw the full design review component from DPD's review in May 2015. In Lowrise One zones, design review is optional and invoked only when an applicant requests departures or adjustments (Streamlined Design Review) from the land use code. Adjusting the plans, the developer applied for SDR and requested a series of design adjustments, which are more limited in scope, from the land use code. Unlike the full Design Review program, with its public meetings and volunteer board, the SDR application is reviewed administratively by city staff.

DESIGN DEVELOPMENT

Since the second EDG meeting, the applicant has submitted two schemes, both variations of Option # 6 from the 2nd EDG meeting, of the site's redevelopment---one version for the MUP submittal and another version for the SDR application. The Board preferred Option # 6 with added guidance at the 2nd EDG meeting. In time, the applicant will revise the MUP drawings to comply with the guidance provided in this SDR report.

The version (SDR) presently under review illustrates a series of row houses fronting the three surrounding streets. Six separate structures house the three-story units facing the three streets. Pathways and small open spaces, some in combination, separate the structures from one another. To the rear of these structures, a driveway, providing garage access, forms a loop around two rows of townhouses (internal units within the site development.) housed in seven structures (18 units). Most of these structures are separated from one another by eight to ten feet wide landscaping. Another two townhouse structures (six units) lie parallel and alongside the alley connecting to W. Crockett St.

Vehicular access emanates via both W. McGraw St. and the above-described alley. The driveway loops around the back of the units with their internal garages to provide a connection to the rights of way. At the panhandle, the driveway runs parallel to Ninth Ave W. and the north-south alley to provide garage access to seven of the row houses facing Ninth Ave.

Four internal pedestrian pathways connect to the surrounding rights of way: two east/west paths linking 9th and 10th Avenues, an oval path along the driveway in front of the garages for the majority of the internal units (townhouses) and a north/south pathway bisecting the same cluster of townhouses. The latter path links the two, east/west walkways and extends to the proposed hill climb in the unimproved east/west alley and to W. McGraw St.

Three openings in the building wall along 9th Ave W. provide territorial views to the mountains, Magnolia, water and into the site. These are 39', 36' and 23' wide. Two of the slots align with east/west pathways through the site. These openings were shown at the second EDG meeting and endorsed by the DR Board.

The SDR proposal illustrates several open spaces. A 36 foot-wide space fronts Ninth Ave between buildings C and D. It has western territorial views and forms one of three breaks in the string of row houses. A second park-like open space lies within the vehicular driveway loop directly across from the W. McGraw St. entrance. This open space serves as a link along the northern east/west internal pathway. The proposed size of this open space was shown as larger in the SDR booklet and in the MUP drawings. A third open space (and currently present on the site) sits at the corner of W. McGraw and 10th Ave W. mediating between the existing cottage to be preserved and Building O. A fourth space along 10th Ave preserves an exceptional tree (Scouler willow) and a Western red cedar. Due to the topographic rise from 10th Ave and its location in front of a unit, it would likely act as a visual asset to the project and the community, but not necessarily a place of assemblage.

A series of eight to ten foot separations between buildings in the center of the site have been added to the proposal since the MUP application and the second EDG meeting. A larger space separates Buildings L and M as it preserves a Japanese maple classified as an exceptional tree.

Based on a series of arborists' reports, the site controlled by Toll Brothers has approximately ten trees meeting the definition of an exceptional tree in the city's Tree Protection Code (SMC 25.11) and Director's Rule 16-2008. It is the intention that all of these will be preserved. City staff has not completed the evaluation of the arborists' reports. The review will continue

through the MUP process. Other large and impressive trees lie within the rights of way. The tree protection code does not regulate these trees. Rather the Seattle Department of Transportation (SDOT) separately provides stewardship.

PUBLIC COMMENT

DPD received numerous emails and letters once the project proponent applied for Streamlined Design Review. A majority of the authors reacted to the change from full Design Review to Streamlined Design Review as the latter is an administrative review and does not have a public meeting component with the volunteer neighborhood Board. Other letters addressed traffic and environmental issues that will be addressed in the MUP Decision. One letter observed that the submitted SDR drawings reverse elements of the plan that the West DR Board preferred. The letter identified the following issues: increased porosity at the perimeter of site along Ninth and Tenth Avenues West; preservation of trees; maintain or increase setbacks; and increase the size of open spaces and parks that provide interconnected green spaces. Submitted public comments can be accessed through the DPD web site.

Included below are comments from the Early Design Guidance meetings.

Approximately 120 members of the public attended the first Early Design Review meeting. The following comments, issues and concerns were raised:

- Noted all three massing options were very similar, and all showed a long wall of structures along 9th Avenue, contrary to the building rhythm on the opposite side of that street; encouraged more gaps on 9th and more mass shifted to the middle of the block and along 10th Avenue.
- Supported the retention of all exceptional and large trees, on and off site, and expressed concern for the root zones of the street trees being impacted by new foundations (numerous agreeing with this).
- Objected to the repetitive massing wall along 9th Avenue and the massing not stepping down to the SF zoning across McGraw and possible shadow impacts on that steep street in winter conditions (numerous agreeing with this).
- Suggested more generous and direct through-block pathways for residents and neighbors, similar to other Queen Anne stairways, especially aligning with the east-west public ROW at the mid-block (numerous agreeing with this).
- Noted the long massing walls are not compatible with the bulk and scale of the vicinity, which is more fragmented and diverse, even by the recent multi-family structures.
- Discouraged the reduction of front yard setbacks or any departures in that street yard zone, which is important for neighborhood compatibility and a social space for the residents.
- Encouraged more open space within the site - lushly landscaped, usable by residents, connected to the perimeter - and less pavement devoted to vehicles.
- Noted the row house type is rare and foreign in this vicinity, and suggested the buildings be more fragmented and exhibit a wide diversity of architectural styles.
- Suggested some on-site visitor parking to avoid spill-over onto crowded on-street spaces.

- Promoted density in this LR1 location as achieving city sustainability goals, and suggested focusing on superior materials, design and quality.
- Concerned the proposed curb cut onto McGraw is too far east and creates safety and sightline issues at a steep portion of roadway.

At the second EDG meeting, public comments focused on the following issues:

- Noted all three new massing options were very similar, and all showed the structures along 9th Avenue as too continuous, contrary to the building rhythm on the opposite side of that street; encouraged more gaps on 9th and perhaps 2-3 fewer units on the site.
- Supported the modulation and variation in the setback zone along 9th Avenue.
- Supported the retention of all Exceptional and large trees, on and off site, which should be the driving design generator, and expressed concern for the root zones of the street trees being impacted by new foundations (numerous agreeing with this).
- Objected to the repetitive massing wall along 9th Avenue and the massing not respecting all Exceptional Trees, and the low percentage of permeable green area on site (numerous agreeing with this).
- Advocated much less pavement and landscaped or pervious surfaces wherever possible (numerous agreeing with this).
- Suggested fewer units with highest quality amenity and material design would open up the
  Site yet capture the same total price.
- Concerned there is no designated guest parking shown on site, and not every unit needs 2 parking spaces.

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and reading public comment, the Design Review Planner provided the following siting and design guidance. The Planner identified the Citywide Design Guidelines of highest priority for this project.

DESIGN REVIEW GUIDELINES

The priority Citywide guidelines are summarized below. For the full text please visit the Design Review website.

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-A Energy Use

CS1-A-1. Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

CS1-B Sunlight and Natural Ventilation

CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

CS1-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

CS1-C Topography

CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design.

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

CS1-D Plants and Habitat

CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

The trees both in the rights of way and within the property lines, along with the sloping topography, form the site's quiddity or essence. Staff from both DPD and SDOT has made site visits and continue to study the submitted arborists' reports. Should further examination reveal changes to the classification of the trees on the property, refinements can potentially be made to the plans during the MUP and building plan reviews. The preservation of many trees on the site's perimeter and within the subject property will help ensure a visual connection to the larger neighborhood. New trees, to flank pathways, shade open spaces, line the streets, and add privacy between buildings, will augment in time an already mature landscape.

CS1-D-2. Off-Site Features: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

CS1-E Water

CS1-E-1. Natural Water Features: If the site includes any natural water features, consider ways to incorporate them into project design, where feasible

CS1-E-2. Adding Interest with Project Drainage: Use project drainage systems as opportunities to add interest to the site through water-related design elements.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

The plan's permeability with its three openings (of *39', 36' and 23'* widths along Ninth Ave) leading to pathways through the site, the wide planting strip (and its gracious trees) along the same street, the semblance of its buildings to late 19th and early 20th century Victorian and Shingle architectural styles and the copious use of brick, shingle and stone should combine to create a development that appears part of the neighborhood. Placement of the garages internal to the site allows only landscaping, stoops and paths in front of the units thereby eliminating curb cuts and creating a pleasurable and safe walking experience.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

CS2-C-3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

The preservation of trees and open space at the corners of Ninth and Tenth Avenues, the three breaks in the building wall along Ninth, the open space on Tenth, the preservation of the McGraw Cottage, and the variations in materials and architectural styles all act to avoid a development monolithic and homogenous in appearance.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

The open space surrounding the existing cottage and the references or allusions to American and English vernacular styles in the elevations of structures facing Ninth Ave and McGraw St are credible attempts at providing a sense of compatibility with the neighborhood. More information needs to be provided to show how hardscape elements, signage, lighting and other features would create a richly textured and fine grained landscape evocative of the best parts of Queen Anne.

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

See DC2-B for a discussion of the contemporary design for buildings K, O and P.

CS3-A-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

CS3-B Local History and Culture

CS3-B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

CS3-B-2. Historical/Cultural References: Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.

PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

The internal pedestrian paths connect to the adjacent rights of way in multiple locations. Each path has the potential to create a unique pedestrian experience for the users to move through the site. A pervious walkway circles the interior townhouses as it follows the driveway. The path will need to complete the circuit at its southeast corner where it is interrupted in plan. A completed path was shown in the prior MUP drawings. See guidance DC3 describing how the paths and their concomitant landscaping should reinforce one another to create distinct or singular experiences.

The central north-south walkway or mews is diagrammatic at this stage of review. Without cross section drawings and further refinement, it is difficult to ascertain the pedestrian experience and the relationship of this linear space to the units lining it. The only images in the packet are partial views of Building "K". Since the structures on the west side of the path vary in their setbacks, why is the walkway straight until it slightly staggers at the cross axis with the open

space surrounding the Japanese maple? Analytic drawings need to describe whether the landscape design affords adequate privacy for the units as the walkway which connects to all of the other significant paths through the site would likely encourage amblers other than those who reside in the adjacent townhouses.

The portion of the north most walkway, directly south of the entry drive will need to extend through a larger park-like open space as shown at the 2nd EDG meeting and in the initial MUP drawings. For more guidance see DC3.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

PL2-C Weather Protection

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

PL2-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.

PL2-D Wayfinding

PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-A Entry Locations and Relationships

PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

PL4-A-2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

PL4-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

PL4-B-3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

PL4-C Planning Ahead For Transit

PL4-C-1. Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

PL4-C-2. On-site Transit Stops: If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

PL4-C-3. Transit Connections: Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

Add a path to the west side of the McGraw St. entry driveway to ensure pedestrian safety.

DC1-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

DC1-C Parking and Service Uses

DC1-C-1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

DC1-C-3. Multiple Uses: Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

Provide more information explaining the storage of solid waste, its location during pick-up days and how trash/recycling trucks will access the site.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

Architectural and Façade Composition. The aesthetics of buildings B through E are emotionally resonant as the structures evoke early 20th century domestic architecture**,** a period in which much of the surrounding neighborhood developed. The amount of detail and texture due to the brick and shingles establishes a firm association with older houses in the area. The brick should have subtle changes in hue so the surfaces have visual depth. Consider using clinker brick to add texture and shadow. The corner of Building B facing W. McGraw and 9th Ave W appears out of proportion. A slight refinement to the corner will enhance the building design by reducing its bulk. Changing the placement of the kitchen range will also allow two windows at the main level facing W. McGraw fostering a greater connection to the street and ensuring "eyes on the street".

Images of Buildings K, O and P reveal a contemporary design with strong horizontal lines. The material palette of wood, stone and the now ubiquitous fiber cement panel form an association with contemporary townhouses on the west side of 10th Ave. The stone façade on Building O adroitly wraps the corner to front the corner open space (p. 48). Stone nicely suggests infrastructure designed by the Olmstead Brothers. Enhance the design of 10th Ave by book ending the stone so that the south most structure (P) has stone wrapping around the corner to face the hill climb.

The elevations of Buildings F through H and L through N are not represented in the SDR packet. Although there is an image of structure K, the elevations for buildings H through N would create greater overall cohesion for the development site if brick and or shingles were used.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

DC3-C Design

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

Open Space: The development's larger open spaces serve several functions. They create view and pedestrian corridors through the 2.5 acre site, surround exceptional trees and maintain, at the northwest corner, an existing open space appreciated by the neighborhood. At least three of these spaces offer the opportunity for congregating and play. Other open spaces exist along the edges of the three perimeter streets as transitions between the public realm and the interior private realm of the units. Due to the preservation of mature trees, especially along Ninth Ave, this realm along the corridors will help ensure the redeveloped site's connection with the larger neighborhood. Other linear open spaces flank the east-west pathways and serve as side setbacks for several units.

At this point, the landscape design for the open spaces lacks refinement. The larger open spaces should have a distinct design sensibility, each possessing a personality. Because they are relatively modest spaces defined in part by the edges of buildings, these spaces should have the appearance of outdoor rooms, providing areas of relative privacy and areas of congregation. How do the spaces incorporate potential play areas for children? Will units, whose sides face the park, have private outdoor space carved from the larger open area? The small park with an oval and a tree at the center may be too formal a design idea for the overall landscape concept. Placement of the oval might be better suited at the center of the north/south pathway (along the front yards of the interior townhouses) at the intersection with the open space surrounding the Japanese maple (designated exceptional tree).

The 2nd EDG drawings and the MUP version of Option # 6 had a larger open space across the driveway south of the existing cottage. This area should be restored as it provides a more coherent and less cumbersome connection for the meandering passage linking Ninth Ave with the corner of McGraw St. and Tenth Ave. The DR Board endorsed the linkage of open spaces. In microcosm its restoration to the project echoes the landscape designs of the Olmstead Brothers whose work influences much of Queen Anne by its fluidity of landscape features and deep cognizance of terrain. Staff recommends the restoration of the larger open space.

Because the qualities of the east/west walkways and their stairs suggest different experiences, the landscaping design should embrace this idea. The designs for these two significant paths should have distinct plantings and landscape amenities. This includes the design for the hill climb in the unimproved alley.

The corner open space at Ninth and McGraw with its combination of rights of way and open space needs further refinement. An instructive example, and one in a similar neighborhood, lies at the southwest corner of 10th Ave E. and E. Highland St, anchoring a new development called The Gatsby.

Although the landscape architect has chosen three dozen plant types, the landscape plan does not display how these plantings fit into the armature of the redevelopment scheme. The landscape design needs as much rich detail as the facades of the units do.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Building Materials

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

DC4-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

The design of lighting fixtures on the units and along the paths should resemble or be inspired by fixtures from the turn of the 20th century. Provide cut sheets in the construction drawings.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

See guidance for CS2, CS3 and DC3.

DC4-E Project Assembly and Lifespan

DC4-E-1. Deconstruction: When possible, design the project so that it may be deconstructed at the end of its useful lifetime, with connections and assembly techniques that will allow reuse of materials.

DEVELOPMENT STANDARD ADJUSTMENTS

Design Review Staff's recommendation on the requested adjustment(s) will be based upon the adjustment's potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the adjustment(s).

At the time of Design Guidance, the following adjustments were requested:

STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION	RECOMMEND-ATION
1. Structure Width. SMC 23.45.527 Table A.	Maximum structure width for townhouses is 60'	Parcel 2 Building F: request for 1'7" over the maximum (61.7") (2.64%) Parcel 2 Building G: request for 1" over the maximum (60'1")(0.14%)	• Building F. The bays add scale and texture to an exposed side of the structure. (DC2-D, DC2-C-1) • Building G. Provides greater uniformity for the interiors and the open spaces (DC2-E-1)	Preliminary support.
2. Structure Width. SMC 23.45.527 Table A.	Maximum structure width for townhouses is 60'	Parcel 3, Building I: request for 1" over the maximum (60'1") (0.14%) Parcel 3, Building J: request for 2'7" over the maximum (61.7") (4.31%)	• Building G. Provides greater uniformity for the interiors and the open spaces (DC2-E-1) • Building J. The bays add scale and texture to an exposed side of the structure. DC2-D, DC2-C-1	Preliminary support.
3. Separation between Multiple Structures SMC 23.45.518F.1.	Minimum required separation between principal structures is 10 feet.	Parcel 3, Building H. 8 feet separation or 2 feet less (20%) from Building I. Parcel 3, Building I. 8 feet separation or 2 feet less (20%) from Building J.	▪ Proposed adjustment allows for a larger open space north of Building H. (PL1, DC3)	Preliminary support. See design direction in DC3

STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION	RECOMMEND-ATION
4. Front Setback. SMC 23.45.518A	Minimum front yard setback for row houses is 5 feet.	Parcel 4, Building O. Framing elements project into setback a maximum of 1'9 ½" or 35.8% of required. Parcel 4, Building P. Framing elements project into setback a maximum of 1'8 3/4" or 34.6% of required.	• Building O. Adds scale and texture to the 10th Ave W streetscape. (DC2-D • Building P. Adds scale and texture to the 10th Ave W streetscape. (DC2-D	Preliminary support. See design direction provided in DC2-B for Building P.
5. Projections Permitted in Required Setbacks and Separations. SMC 23.45.518H.1	Maximum projections of eaves, gutters, roofs and other forms of weather protection are 4 feet if they are no closer than 3 feet to any lot line.	Parcel 4, Building O. First floor low roof overhangs project to a distance of 2'6 ¼" from the front lot line or 5 ¾ inches (16% closer) than permitted. Parcel 4, Building P. First floor low roof overhangs project to a distance of 2'7 3/4" from the front lot line or 4 1/4 inches (11.8% closer) than permitted.	• Building O. Adds scale and texture to the 10th Ave W streetscape. (DC2-D • Building P. Adds scale and texture to the 10th Ave W streetscape. (DC2-D	Preliminary support. See design direction provided in DC2-B for Building P.
6. Projections Permitted in Required Setbacks and Separations. SMC 23.45.518H.1	Maximum projections of eaves, gutters, roofs and other forms of weather protection are 4 feet if they are no closer than 3 feet to any lot line.	Parcel 4, Building O. Roof overhangs walls to a distance of 2'1/4" from the front lot line or overhangs 11 ¾ inches (32.6%) closer to the front lot line than required. Parcel 4, Building P. Roof overhangs walls to a distance of 2'1 3/4" from the front lot line or overhangs 10 1/4 inches (28.5%) closer to the front lot line than required.	• Building O. Adds scale and texture to the 10th Ave W streetscape. (DC2-D • Building P. Adds scale and texture to the 10th Ave W streetscape. (DC2-D	Preliminary support. See design direction provided in DC2-B for Building P.
7. Projection of Decks and Balconies into required Setbacks. SMC 23.45.518.I	Maximum projection of unenclosed decks and balconies is 4 feet if no closer than 5 feet to any lot line.	Parcel 4, Building O. Third floor open decks project to a distance of 3' ¼" from the front lot line or 1'11-3/4" (39.6%) closer to the front lot line than permitted. Parcel 4, Building P. Third floor open decks project to a distance of 3 feet from the front lot line or 1' 11" (38.3%) closer to the front lot line than permitted.	• Building O. Adds scale and texture to the 10th Ave W streetscape. (DC2-D • Building P. Adds scale and texture to the 10th Ave W streetscape. (DC2-D	Preliminary support. See design direction provided in DC2-B for Building P.

STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION	RECOMMEND-ATION
8. Maximum Façade Length. SMC 23.45.527B.1.	Maximum façade length is 65% of the lot line.	Parcel 4, Building P. 42'6" or 2 feet (3%) over the maximum façade length.	• Building P. Request helps ensure preservation of two trees along 10th Ave W., a large Western Red Cedar and a Willow (exceptional).	Preliminary support. See design direction provided in DC2-B for Building P.

DIRECTION

At the conclusion of the Design Guidance, the DPD Staff recommended the project should move forward to building permit application in response to the Design Guidance provided.

1. Please be aware that this report is an assessment on how the project is meeting the intent of the Design Guidelines. This review does not include a full zoning review. Zoning review will occur when the MUP plans and/or building permit is submitted. If needed and where applicable, SDR adjustments may be requested in response to zoning corrections.

2. If applicable, please prepare your Master Use Permit for SEPA review with a thorough zoning analysis listing the 23.45 and SMC 23.54 code section criteria, showing both required and proposed information (include page number where you graphically show compliance). You may want to review Tip 201 (http://web1.seattle.gov/dpd/cams/CamList.aspx) and may also want to review the MUP information here: http://www.seattle.gov/dpd/permits/permittypes/mupoverview/default.htm

3. Along with your building permit application, please include a narrative response to the guidance provided in this report.

4. All requested adjustments must be clearly documented in the building permit plans.

5. Provide more complete drawings for all elevations, sections (as requested in the guidance) and dimensions.

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